

PLACITAS HOMESTEADS

ARCHITECTURAL DESIGN GUIDELINES

Note: These Guidelines are a supplement to, not a substitute for, the Placitas Homesteads Covenants. Please refer to the Covenants before beginning any building or improvement project.

PLACITAS HOMESTEADS

1. PURPOSE

The purpose of these Guidelines is to provide a consistent and easily understood frame of reference for individual owners, architects, engineers, and contractors in designing and building homes within Placitas Homesteads.

The description of the architectural style is not intended to unreasonably restrict creative design but rather to assist in the implementation of a strong, consistent design direction and level of quality.

It is the intention of these Guidelines to encourage a community of individually distinctive, but not monumental homes which, when viewed together, will produce synergistic community environment. Sound design and good taste are subjective concepts, which are difficult to legislate. These Guidelines strive to encourage good design by illustrating desirable architectural characteristics.

2. DESIGN CHARACTER

The basis of the architectural style, which these Guidelines encourage, is the historical design styles indigenous to Northern New Mexico (See Figures 1-5). These styles include:

- Pueblo
- Spanish Colonial
- Territorial
- Mountain Gable
- Energy Revival

In the Homeowner's building design process close attention should be used in the appropriate combinations of building scale, details and color. The inappropriate use of these elements in relation to the previously described architectural styles will not be allowed.

The Placitas Homesteads Architectural Review Committee will use the following criteria in their review process:

1. Appropriate selection of form and details.
2. Sensitive development of building massing.
3. Consistencies of site planning, landscaping, and architecture to their style.
4. Logical and sensitive use of materials.

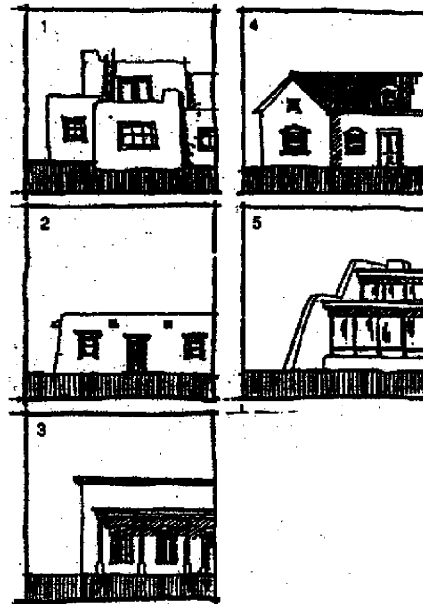


Figure 1. Pueblo Style
 Figure 2. Spanish Colonial Style
 Figure 3. Territorial Style
 Figure 4. Mountain Gable Style
 Figure 5. Energy Revival Style (Solar)

3. ROADS

A road is defined as the originally platted roads. The roads are Homesteads Road to its cul-de-sac, Calle del Sol to its cul-de-sac, and Calle del Norte to its cul-de-sac.

4. ROAD SETBACKS

No building shall be located on any residential lot nearer the one hundred feet (100) to the centerline of the road running along the front lot line, nor nearer than seventy-five feet (75) to the centerline of any side road. No building, except a detached garage or other outbuilding located one hundred feet (100) or more from the centerline of the road at the front lot line shall be located nearer than twenty-five feet (25) to any side lot line (See Figures 6 and 7). Further, no building shall be located on any residential lot nearer than one hundred feet (100) to any building conforming to the Covenants on any adjacent lot, except with the written consent of the owners of the adjacent lot, and a variance from the ACC pursuant to paragraph 21 of the Covenants. Also, the width of any residential lot at the building site must be two hundred (200) feet.

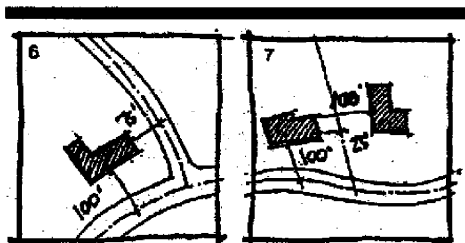


Figure 6. Road Setbacks – front and Side Yard
 Figure 7. Road Setbacks – Between Lots

5. NON-ROAD SETBACKS

The county defines any non-road as a public or private utility access easement. No building on a public or private utility access easement shall be located on any residential lot nearer than one hundred feet (100) to any building conforming to the Covenants on any adjacent lot, except with the written consent of the owners of the adjacent lot, and a variance from the ACC pursuant to paragraph 21 of the Covenants. No building, except a detached garage or other outbuilding shall be located nearer than twenty-five feet (25) to any side lot line. Also, the width of any residential lot at the building site must be two hundred (200) feet.

6. HEIGHTS

The maximum building height shall be seventeen feet (17) exclusive of chimneys (See Figure 8). Variations may be approved by the ACC provided the height is unobtrusive and otherwise consistent with the overall design concepts and applicable covenants.

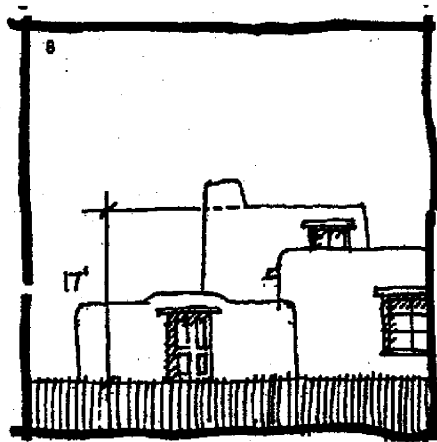


Figure 8. Height Limitation

7. MATERIALS

All facades shall consist of adobe finish or stucco simulating an adobe finish. Detailing in the façade may

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be natural stone, wood, brick, tile, terra cotta, glass block and metal clad door or window units. Aluminum siding, metal panels, mirrored glass, unstuccoed masonry units, unstuccoed concrete siding and wood siding are not allowed.

8. COLOR

The preferred dominant color range for all structures in PLACITAS HOMESTEADS is local earth tones: beiges, browns or tans. The dominant color should cover a minimum of eighty percent (80%) of all the buildings' wall surfaces. Accent colors (See Figure 9) may be used on the remaining twenty percent (20%) but high contrast should be avoided.

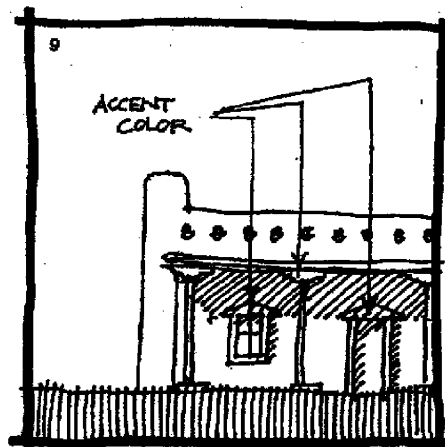


Figure 9. Accent Color

9. ROOFS

All roofs should be kept as free as possible of unsightly equipment or projections. Any extensions or equipment about the roof should be integrated into the building architecture wherever possible. Large objects such as evaporative coolers and air conditioners units should be concealed from public view with the use of parapets, walls, etc. Simple and well-integrated gutter systems are preferred. Heights of the roof above the building wall shall be no greater than the height of the wall (See Figure 10). Buildings with flat, gabled, shed, or hipped roofs are allowed; 50's ranch, folded plate, domes, and mansard roofs are prohibited. Roofs in black, gray, and local earth tones are preferred.

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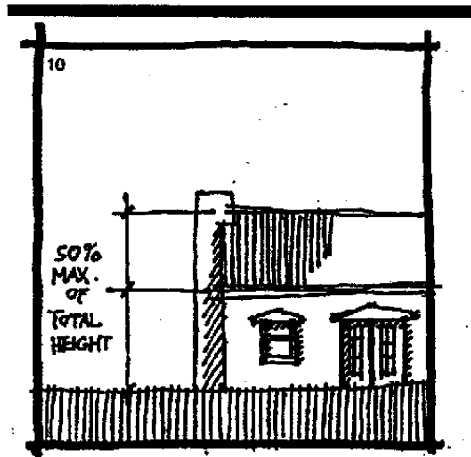


Figure 10. Roof to Wall Ratio

10. SOLAR FEATURES

Solar features on new designs should be integrated with the buildings' architecture. Retrofits to existing buildings should be designed to conceal the solar feature (See Figure 11-14). The most common types of solar features can be described in three (3) typical categories.

1. Active collectors and panels.
2. Greenhouses and sunspaces
3. Clerestories and trombe walls

Collectors and panels should be concealed by:

1. Designing parapets tall enough to conceal the collector from view.
2. By a design set back from the roof edge so that it is not visible from the ground.
3. Stuccoed wall frames.
4. Disguising as dormers on sloped roofs, or as clerestories on flat roofs.

Greenhouses and sunspaces should be integrated as follows:

1. Recess the solar space into the building so that glazing is bracketed by other parts of the structure.
2. Bracket attached solar spaces with massive end walls so the structure does not appear flimsy or out of character with the main building.

Clerestories and trombe walls should be integrated as follows:

1. Bracket and recess glazing to reduce visual impact and avoid the need for fin walls and roof overhangs.
2. Incorporate clerestory elements into a building's overall form and geometry, thereby minimizing saw-tooth or stair-stepped profiles.

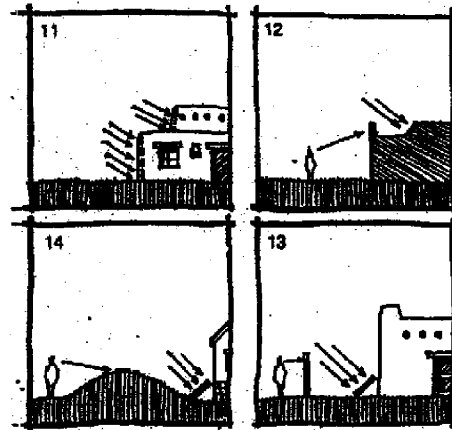


Figure 11. Trombe Walls
 Figure 12. Screen Solar Collectors by Parapets
 Figure 13. Screen Solar Collectors by Walls
 Figure 14. Screen Solar Collectors by Earth Berms

11. OUTBUILDINGS, WALLS, ETC.

All additional site elements such as walls, fences, pergolas, terraces, pools and outbuildings such as storage facilities, garages and barns should be considered as extensions of the primary residential structure and should conform to that structure in style, color and exterior finish (See Figure 15). All of these elements should be given careful attention if visible from public view or from adjoining neighbors.

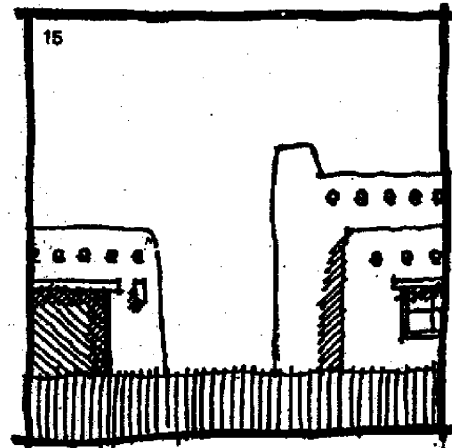


Figure 15. Consistent Style of Architecture

12. LIGHTS

All exterior lighting should be shielded so that the light source is not visible to any adjacent neighbor, i.e., wall scones. Security lights are acceptable as long as they

are on a timed programmable sensor switch, thus minimizing their affect on the neighbors.

13. FENCES

It is the intent to maintain the natural environment as the dominant feature in Placitas Homesteads. Fencing should be minimized and used for specific purposes, i.e., corrals and dog runs, and not as a perimeter feature around entire lots. To maintain the natural landscape, wood posts and fencing are strongly encouraged rather than metal fencing of any kind. When metal corrals are necessary they need to be painted to blend in with the natural environment. All fences need to be submitted to the ACC for approval.

14. LANDSCAPING

Natural vegetation will be left undisturbed, except for access to the property, clearing of building sites, or the establishment of gardens within the immediate vicinity of the residence.

The concepts and aesthetics for the home and its garden should be conceived simultaneously as they should be influenced by one another.

The garden next to the residence can enhance the building's architectural style and can blend the house with the site. Driveways should be laid out so as to blend with the site and not create an eyesore for public view.

15. SUBMITTALS/FEE SCHEDULES

All architectural designs governed by these Guidelines must be submitted to the Placitas Homesteads Homeowners Association Architectural Control Committee with the attached forms (see Appendix A).

The following schedule establishes the fees required based on the detail of the submittal:

FEE SCHEDULE:

Principal Dwelling \$50 ACC fee; \$450 refundable deposit	\$500.00
Remodels, new outbuildings, stables, additions, etc.	\$25.00
Fences, walls, etc.	\$10.00
Variances (In addition to base fee.)	\$25.00
Re-reviews	\$25.00

APPENDIX A

The forms for the principal dwelling, additions and small projects are contained in separate documents.

APPENDIX B

This appendix contains Board resolutions that effect these guidelines, ACC interpretations and clarifications of the Covenants. Also included are ACC committee resolutions.

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- The ACC on February 17, 1994 defined the fees to be collected by the ACC. \$50 for review of plans and \$450 refundable security deposit.
- The Board on April 29, 1997, accepted control of the ACC from the developer, Orville McCallister.
- The ACC on April 29, 1997 added a non-refundable \$750 road maintenance fee.
- The ACC on April 29, 1997 ruled that only two ACC member's signatures are required for approval of small projects.
- The ACC on June 18, 1997 discovered in the old files a copy of the Architectural Guidelines. The date of creation and author are unknown.
- The Board on February 15, 2000 passed a resolution that defined the roads as Homesteads Road to its cul-de-sac, Calle del Sol to its cul-de-sac, and Calle del Norte to its cul-de-sac.
- The Board on May 2, 2001 passed a resolution concerning the \$750 road repair fee charged by the ACC for principle dwellings. The resolution reads "Effective April 1, 2001, assessments for Homesteads' road repair due to construction traffic for properties in road co-ops that do not use any of the three originally platted roads for access shall be applied to the respective road co-op and that in recognition of prior contributions, the Board authorizes a one time transfer of \$750 to each of the other Homesteads road co-ops that do not use any of the three originally platted roads for access and that have previously filed formally constituted road co-op and maintenance documents in the Sandoval County courthouse."
- The Board on May 2, 2001 passed a resolution concerning boundary fencing. The resolution reads, "Boundary Fencing: The Board moved that it be resolved that the perimeter fencing originally installed around the Homesteads development be maintained as follows: a. Perimeter fencing on land that is designated a common area owned by the Association (open space is lot 20-3 on Calle Final) will be maintained with funding from the Homesteads Home and Property Owners Association general fund. B. Perimeter fencing that is on road right-of-way (originally platted roads or additionally developed roads, but not driveways) that parallels a road outside the Homesteads development will be maintained with funding from the Homesteads Home and Property Owners Association general fund. C. Perimeter fencing that is on privately owned land is the responsibility of the Landowner for maintenance, should the Landowner choose

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to perform maintenance. The Association does not require maintenance of perimeter fencing on private land.

- The Board on April 8, 2002 passed the Guidance to Architectural Control Committee Concerning Granting of Building Variances resolution. The resolution stated: Be it resolved that the following guidance to the ACC in their consideration of the granting of variances for improvements. It is recognized that much discussed in the resolution repeats information in the covenants and architectural standards, but the Board chooses to emphasize these points in light of member comments and questions at the February 2002 Annual Meeting. As a matter of policy, the Board believes that the rules prescribed in the covenants and architectural standards should be subject of general compliance. The Board considers that the granting of variances should be the exception to the rule. However, variances from the covenants and architectural standards may be requested of the ACC by Association members planning to build residences or otherwise improve their property. Prior to granting a requested variance, the Board directs the ACC to obtain written concurrence to the granting of the variance from all responding member land owners that hold an "adjoining lot" subject to the variance request. Written concurrence shall be obtained by the ACC formally, including cases where the applicant has informally obtained such concurrence prior to application. Here "adjoining lot" is defined as any member's lot that shares at least a common point (including boundaries with easements for roads and utilities) with the variance requestor's land. If the ACC intends to grant a variance where the agreement of adjoining landowners is not unanimous, then the issue shall be discussed with the Board prior to variance approval. The ACC shall insure that a copy of this resolution is attached to copies of the architectural standards as provided to prospective buyers. The Board on August 6, 2003 amended the resolution with the highlighted addition of the word "responding".
- The Board on May 1, 2002 accepted the ACC clarification of distance measurements. All distance measurements in the Covenants shall be horizontal distances. This clarification is based on the Comprehensive Zoning Ordinance of Sandoval County, New Mexico, Ordinance No. 01-05-03.12B dated June 4, 2001. In the Ordinance the definition of "setback" means the minimum allowable horizontal distance between a structure and every road or lot boundary line as measured perpendicularly from the edge of the road right-of-way or lot boundary line to the structure.
- The Board on January 8, 2003 voted to have the ACC Chair become a Board member on a month-to-month basis when a vacancy is created. This appointment will continue until a replacement member is elected to finish out the term or the election of a new member at the annual Homeowners meeting. This resolution is in effect until the next annual meeting.
- The Board on February 5, 2003 reminded the ACC that new home construction on the paved roads need to be reminded to pave the apron of the driveway to a distance of 5 feet to protect the road pavement edge and damage from driveway gravel on the pavement.
- The Association members in June 2003 passed amendment 1, amendment process to the Covenants.
- The ACC met on November 30, 2003. The ACC decided to remove the \$750 road maintenance fee from new home construction fees. The reason being that the paved roads are now county roads and any repairs will be the county's responsibility.
- The Board on December 24, 2003 on the advice of the Association attorney ruled that any homeowner may inspect the ACC folders. An ACC member must be present and no copies of the house plans may be made.
- The Association members in June 2004 passed amendment 2, quorum to the Covenants.
- The Association members on November 3, 2004 passed amendment 3, enforcement to the Covenants.